

ORDINANCE NO. \_\_\_\_ OF 2021

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF SHREVEPORT UNIFIED DEVELOPMENT CODE, BY REZONING PROPERTY LOCATED ON THE WEST SIDE OF SOUTHERN AVE., APPROX. 220' NORTH OF OLIVE ST., SHREVEPORT, CADDO PARISH, LA., FROM R-A, RURAL AGRICULTURAL DISTRICT TO I-1, LIGHT INDUSTRIAL DISTRICT, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

BY:

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of property located on the west side of Southern Ave., approx. 220' north of Olive St., Shreveport, Caddo Parish, Louisiana, legally described below: be and the same is hereby changed from R-A, Rural Agricultural District to I-1, Light Industrial District

BEGIN AT A 3/4 INCH IRON PIPE FOUND ON THE WEST RIGHT OF WAY OF SOUTHERN AVENUE MEASURING 30 FEET WESTERLY AND 217 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, T17N, RANGE 14 WEST, THENCE RUN N89°24'37"W A DISTANCE OF 103.54 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER ON THE SOUTH LINE OF THE PARCEL, THENCE CONTINUE N89°24'37"W FOR A TOTAL DISTANCE OF 185.00 FEET TO A 1/2 INCH IRON PIPE SET FOR CORNER AND THE SOUTHWEST CORNER OF THE PARCEL, THENCE RUN N00°36'44"E A DISTANCE OF 166.35 FEET TO A 1/2 INCH IRON PIPE SET FOR CORNER, THENCE RUN S89°24'37"E A DISTANCE OF 185.00 FEET TO A 3/4 IRON PIPE FOUND FOR CORNER ON THE WEST RIGHT OF WAY OF SOUTHERN AVENUE, THENCE RUN S00°36'43"W ALONG SAID RIGHT OF WAY A DISTANCE OF 166.35 FEET TO THE 3/4 INCH IRON PIPE FOUND FOR THE POINT OF BEGINNING. PARCEL CONTAINS 30774.53 SQ.FT., 0.706 ACRES MORE OR LESS, SECTION 1, T17N, R14W, CADDO PARISH, LOUISIANA

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

21-183-C  
VENTURE ONE, LLC

**CC3825**

**NOTICE TO THE PUBLIC**

**Control #21173**

Notice is hereby given that the Shreveport Metropolitan Planning Commission of Caddo Parish, LA, will hold a public hearing on Wednesday, December 1, 2021, at 3:00 p.m. in the **Government Plaza Chamber, 1st Floor, 505 Travis Street, Shreveport, LA**, for the purpose of considering the following subdivision applications &/or amendments to the City of Shreveport and Caddo Parish Unified Development Codes & the official Zoning Map for the Shreveport Metropolitan Planning Area of Caddo Parish, LA.

**CASE NO. 21-183-C ZONING REQUEST:** 0 SOUTHERN AVE. Application by VENTURE ONE, LLC for approval to rezone property located on the west side of Southern Ave., approx. 220' north of Olive St., from R-A, Rural-Agricultural District to I-1, Light Industrial District, being more particularly described as BEGIN AT A 3/4 INCH IRON PIPE FOUND ON THE WEST RIGHT OF WAY OF SOUTHERN AVENUE MEASURING 30 FEET WESTERLY AND 217 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 1, T17N, RANGE 14 WEST, THENCE RUN N89°24'37"W A DISTANCE OF 103.54 FEET TO A 3/4 INCH IRON PIPE FOUND FOR CORNER ON THE SOUTH LINE OF THE PARCEL, THENCE CONTINUE N89°24'37"W FOR A TOTAL DISTANCE OF 185.00 FEET TO A 1/2 INCH IRON PIPE SET FOR CORNER AND THE SOUTHWEST CORNER OF THE PARCEL, THENCE RUN N00°36'44"E A DISTANCE OF 166.35 FEET TO A 1/2 INCH IRON PIPE SET FOR CORNER, THENCE RUN S89°24'37"E A DISTANCE OF 185.00 FEET TO A 3/4 IRON PIPE FOUND FOR CORNER ON THE WEST RIGHT OF WAY OF SOUTHERN AVENUE, THENCE RUN S00°36'43"W ALONG SAID RIGHT OF WAY A DISTANCE OF 166.35 FEET TO THE 3/4 INCH IRON PIPE FOUND FOR THE POINT OF BEGINNING. PARCEL CONTAINS 30774.53 SQ.FT., 0.706 ACRES MORE OR LESS, SECTION 1, T17N, R14W, CADDO PARISH, LOUISIANA.

Alan Clarke, Executive Director  
Metropolitan Planning Commission  
The Shreveport Times



*draft*

**SHREVEPORT METROPOLITAN PLANNING COMMISSION OF CADDO PARISH  
SUMMARY MINUTES OF THE PUBLIC HEARING DECEMBER 1, 2021**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission of Caddo Parish was held on Wednesday, December 1, 2021 at 3:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The members met virtually on November 30 for case manager presentations.

**Members Present**

Winzer Andrews, Chair  
Curtis Joseph, Vice Chair  
Chris Elbertson, Secretary  
Laura Neubert  
Rudy Morton  
Gabriel Balderas  
Rachel Jackson  
Bill Robertson  
Harold Sater

**Staff Present**

Alan Clarke, Executive Director  
Stephen Jean, Deputy Director  
Reginald Jordan, Zoning Administrator  
Adam Bailey, Community Planning & Design Manager  
Jasmin Samuels, Executive Assistant  
Manushka Desgagne, City Attorney's Office  
Henry Bernstein, Parish Attorney's Office

**Members Absent**

None

The hearing was opened with prayer by **MS. JACKSON**. The Pledge of Allegiance was led by **MS. NEUBERT**.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers should speak clearly into the microphone & give their name & mailing address for further reference. Comments on any item not on the agenda will be limited to 3 minutes at the end of the public hearing. Any written comments that were submitted may be viewed in the public record files.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

**A motion was made by MS. NEUBERT, seconded by MR. JOSEPH, to approve the minutes of the November 3, 2021 public hearing as submitted.**

**The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Meses. JACKSON & NEUBERT Nays: NONE. Absent: NONE**

**PUBLIC HEARING**

**CASE NO. 21-183-C ZONING REQUEST**

Applicant: Venture One, LLC  
Owner: Venture One, LLC  
Location: 0 Southern Ave (West side of Southern Ave., approx. 220' north of Olive St.)  
Existing Zoning: R-A  
Request: R-A to I-1  
Proposed Use: Light Industrial

**Representative &/or support:**

Elisa Torres 3203 Rose Place, Bossier City, LA 71112

Ms. Torres was present to represent Venture One. She stated that Charles Chaniyara is the current owner, and he is currently out of town. She shared that he purchases a joint parcel of land near 1802 Southern Avenue in Shreveport and they are requesting to change the zoning from R-A, Agricultural to I-1.

*draft*

**Opposition:**

Carol Alan Berry 2002 Southern Avenue, Shreveport, LA 71104

Mr. Berry stated he is not necessarily for or against the application, he further explained he would like a little bit more clarification about what is intended. He shared that his residence is the C-3 block directly to the south of the proposed location requesting to be rezoned. He stated he spoke with the owner who indicated he's going to put a parking lot there, but he also visited with the gentleman who was present at the site last week to do a survey. He stated that it was his understanding that the property is for sale again.

Mr. Jean stated from his understanding this was to be a part of the operation that is already there. He further explained the exact plans for the development is unknown, but he knows that parking was talked about. He reiterated as far as what exactly is happening on there, he is not sure other than it would be in support of the already existing business.

**Rebuttal:**

Ms. Torres stated the lot is for added parking for the roofing company.

Mr. Robertson wondered if it would be appropriate to delay the application to allow the applicant to be present in person.

Ms. Torres stated Mr. Charles would be back in town December 27<sup>th</sup> so if the Board members wanted to do it next month.

Ms. Neubert inquired if it was a requirement.

Mr. Andrews replied, no.

Mr. Clarke stated he would submit to Mr. Andrews unless the Board has serious doubts or serious concerns or questions that can not be answered by the representatives there may not be a need to delay deciding today. He stated he does not know anything else the Board could instruct the staff to do.

Mr. Robertson stated he would like a little bit of clarification from staff as to what the requested rezoning will permit.

Mr. Jean stated that all of the uses are listed in the staff report, but if Mr. Robertson would like for him to read them out for the record he will do so.

Mr. Robertson stated he will not make Mr. Jean do that, but he inquired about if the decision made by the commission today doesn't tie the applicant to a parking lot. He stated any of these uses that the Board is granting today could be constructed on the vacant lot.

Mr. Jean stated that is correct and further explained they would have to go through a site plan process. He clarified that this is not a conditional use permit nor a special use permit, this is a zoning request.

**A motion was made by MS. NEUBERT, seconded by MS. JACKSON To recommend this application for approval.**

**The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, BALDERAS, ELBERSON, JOSEPH, MORTON, ROBERTSON, & SATER and Ms. JACKSON & NEUBERT Nays: NONE. Absent: NONE**



## STAFF REPORT – CITY OF SHREVEPORT

DECEMBER 1, 2021

**AGENDA ITEM NUMBER: 8**

**MPC Staff Member:** Austin Chen  
**City Council District:** B/ LeVette Fuller  
**Parish Commission District:** 5/Burrell

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**CASE NUMBER** 21-183-C: **ZONING REQUEST**  
**APPLICANT:** VENTURE ONE, LLC  
**OWNER:** Venture One, LLC  
**LOCATION:** 0 Southern Ave (West side of Southern Ave., approx. 220' north of Olive St.)  
**EXISTING ZONING:** R-A  
**REQUEST:** R-A to I-1  
**PROPOSED USE:** Heavy Retail, Rental, and Service

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**DESCRIPTION:** The applicant is requesting rezoning of a 0.71-acre tract of vacant land from R-A (Rural-Agricultural) to I-1 (Light Industrial) for Heavy Retail, Rental, and Service. Adjacent to the North is zoned I-1, adjacent to the South is zoned C-3 (General Commercial), adjacent to the West is the railroad. Across the Southern Ave is zoned C-UC (Urban Corridor).

There is no previous case associated with this property. Nearby relevant cases include: approval of rezoning to B-3 (Community Business; C-3 under UDC) for a Machine sales and service (C-38-82) and martial arts classes (C-178-83). Approval of rezoning to B-3-L-2 (Community Business with liquor sales) for a restaurant and lounge (C-123-80). MPC approval of rezoning to B-3 for a restaurant (C-17-02). Approval of rezoning to B-3-L for a restaurant with liquor sales (C-60-82).

Nearby neighborhoods include: Allendale, Central Business District, Fairfield, Highland, Ingleside, Ledbetter Heights, Queensborough, St. Vincent.

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**REMARKS:** The applicant is requesting rezoning to I-1 (Light Industrial) for Heavy Retail, Rental, and Service. The applicant purchased this property from the railroad company; the property did not have any assigned zoning at the moment. According to the UDC code 3.2.A.2, it states "Any land lying within the City of Shreveport, but not shown on the Official Zoning Map as being included within a zoning district, is classified as the R-A District". Therefore, the default zoning for the land which the applicant purchased is zoned R-A. The applicant owns the north adjacent property, and it is a roofing supplies sales company with I-1 zoning; the applicant plans to extend his business to this newly purchased lot after rezoning.

As stated in Article 4.5 of the Unified Development Code (UDC), I-1 is defined as " The purpose of the I-1 Light Industrial Zoning District is to provide for a wide variety of light manufacturing, fabricating, processing, wholesale distributing, and warehousing uses. Light industrial uses are enclosed, low-intensity, non-nuisance light fabrication and assembly-type manufacturing, as well as office and research and development facilities with little to no outside impacts". The permitted by

## STAFF REPORT – CITY OF SHREVEPORT

right uses in I-1 zoning district include Agriculture, Animal Care Facility, Animal Shelter, Animal Shelter – Operated by Public Authority, Automated Teller Machine - Standalone, Bar, Brewery, Broadcasting Facility TV/Radio - With Antennae, Broadcasting Facility TV/Radio - Without Antennae, Bus Transfer Station, Car Wash, Community Garden, Contractor Office, Day Care Center, Distillery, Financial Institution, Food Truck and Trailer Vendor, Freight Terminal, Furniture, Furnishings and Equipment Sales, Gas Station, Government Office, Greenhouse/Nursery - Retail, Heavy Retail, Rental, and Service, Industrial - Artisan, Industrial - Light, Industrial Design, Industrial Services, Lodge/Meeting Hall, Movie Studio, Office, Parking Lot (Principal Use), Parking Structure (Principal Use), Personal Service Establishment, Public Safety Facility, Public Works Facility, Research and Development, Restaurant, Retail Goods Establishment, Self-Service Ice Vending Unit, Self-Storage Facility: Climate-Controlled, Self-Storage Facility: Outdoor, Solar Farm, Retail Sales of Alcohol-Beer/Wine, Soup Kitchen, Specialty Food Service, Storage Yard - Outdoor, Truck Repair, Truck Stop, Utility, Vehicle Dealership – Enclosed, Vehicle Dealership – With Outdoor Storage/Display, Vehicle Operation Facility, Vehicle Repair/Service– Major, Vehicle Repair/Service – Minor, Warehouse, Wholesale Establishment, Winery, Wireless Telecommunications – Attachments to Existing Structures (Other than Towers), Wireless Telecommunications – Modifications, Temporary Outdoor Events, Temporary Sale of Non-Seasonal Merchandise, and Temporary Seasonal Sales.

The subject property is in a large area of a mixed area. North of the subject property are large tracts of C-3 General Commercial zoning, and across the Southern Ave are large tracts of C-UC. Several businesses near the subject property include a medical office, pediatric clinic, auto repair shops, and a hospital. All the possible I-1 uses are compatible with what exists in the area. Therefore, approval of rezoning to I-1 would not introduce incompatible uses into the area.

Regarding the future land use of this site, the Future Land Use Map of the 2030 Great Expectation Master Plan shows the subject property is zoned Light Industrial/Business Park. The I-1 (Light Industrial) Neighborhood Commercial District would be consistent with the intentions of the Master Plan.

Field observations revealed on December 12; the subject property is still undeveloped. The applicant's north exiting business is running nice and clean without any unpleasant noise and smell. The subject property is flat and suitable for expansion. The traffic is relatively low in this area. Most of the surrounding businesses are still operating. Considering the applicant's existing company and surrounding area, approval of rezoning to I-1 would not introduce incompatible uses into the area.

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### STAFF ASSESSMENT:

Based on the information contained in the application, and analysis of the facts of record, MPC Staff concludes that approval of R-A (Rural-Agricultural) to I-1 (Light Industrial) is warranted, due to the compatibility with the surrounding area.

Alternatively, based on information provided at the public hearing the MPC may:



## STAFF REPORT – CITY OF SHREVEPORT

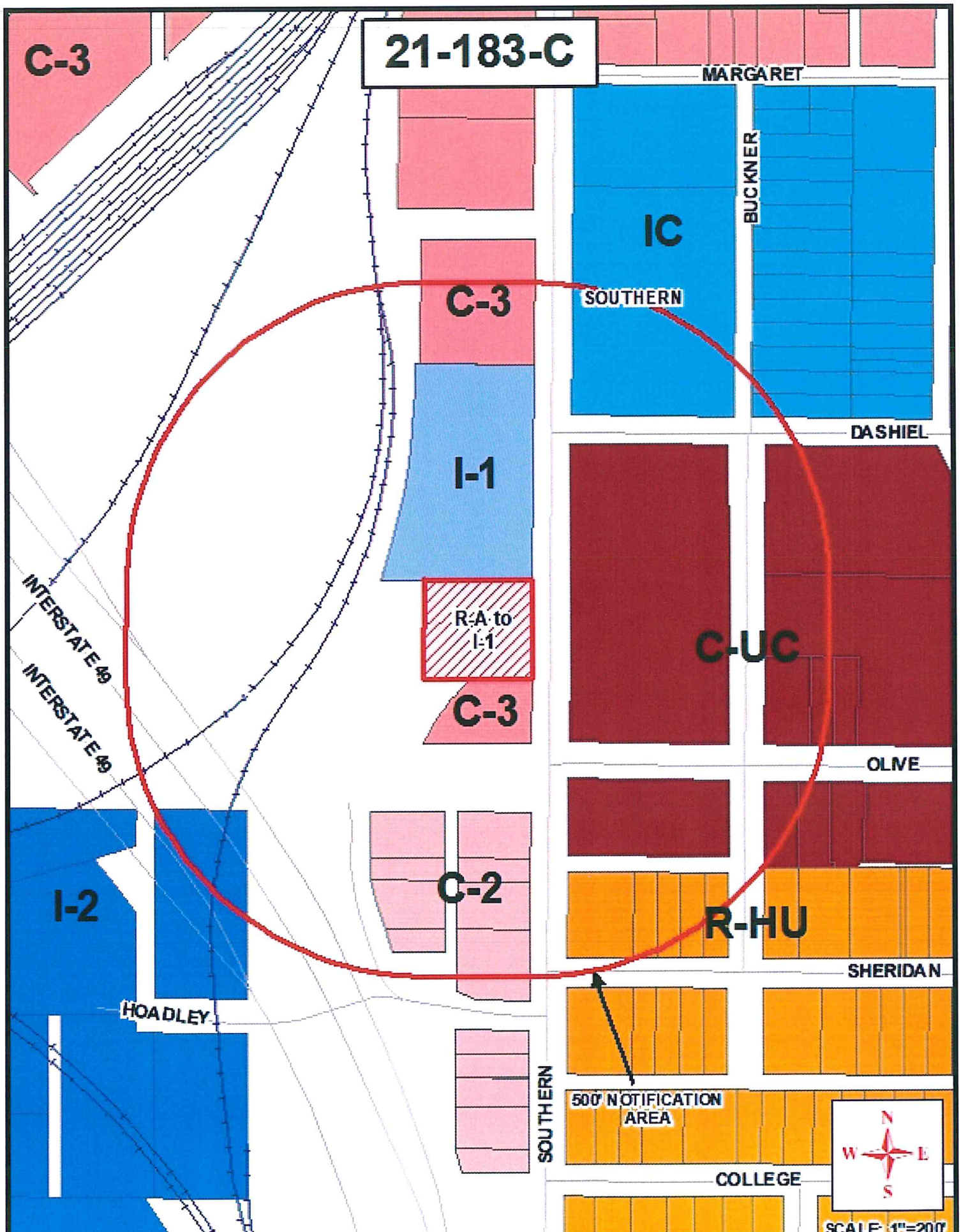
1. Approve the rezoning request for a different zoning type.
2. Deny the zoning request.

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**PUBLIC ASSESSMENT:** One spoke in opposition.

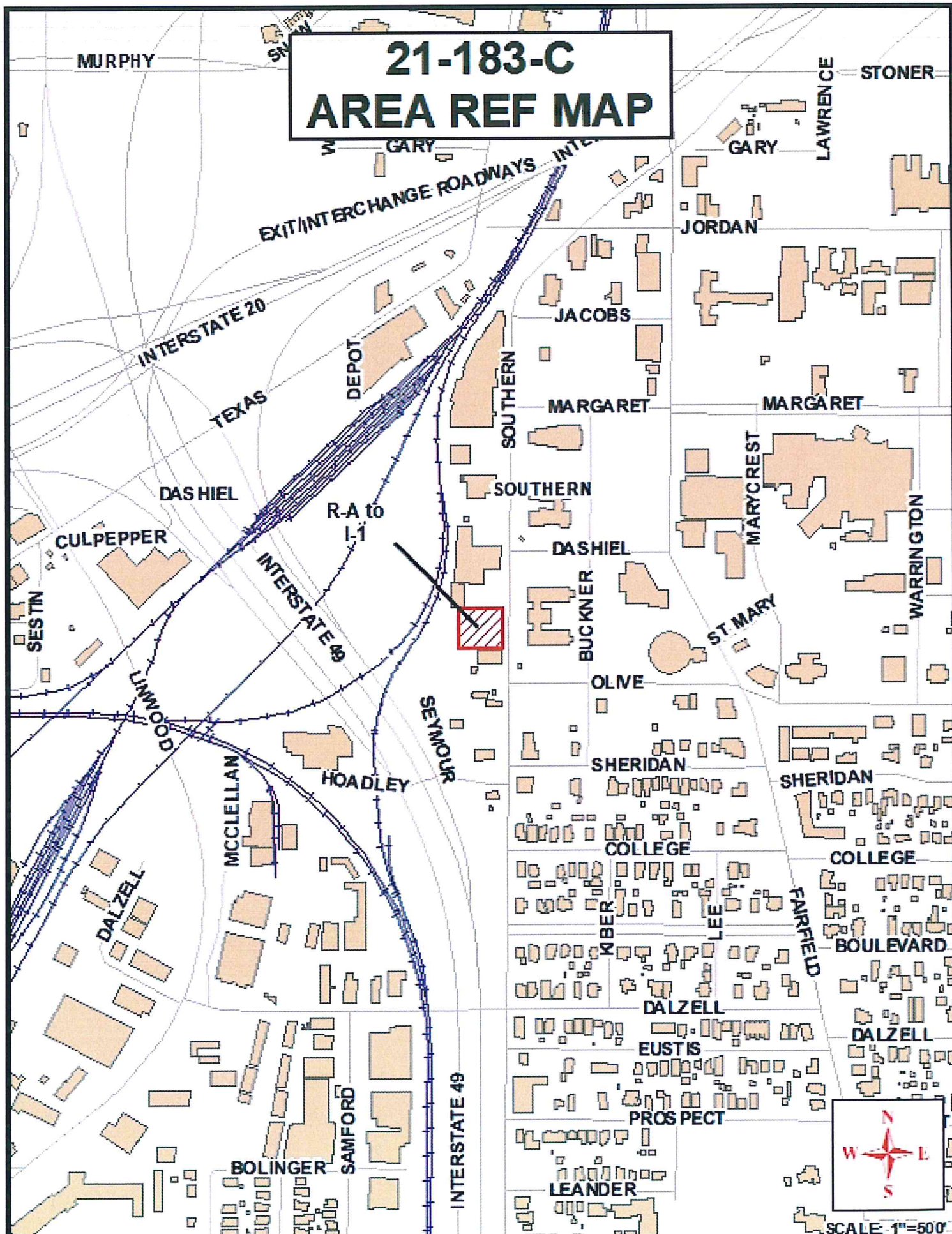
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**MPC BOARD**  
**RECOMMENDATION:** The Board voted 9-0 to recommend this application for approval.





# 21-183-C AREA REF MAP



**VENTURE ONE, LLC**  
7340 Capistrano Drive., Shreveport, LA 71105

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TO WHOM IT MAY CONCERN

Date : 11/29/2021.

From: Chhaganlal Chaniyara  
Venture One, LLC  
7340 Capistrano Dr,  
Shreveport, LA 71105

To: The Chairman,  
MPC Board  
Caddo Parish Metro Planning Commission

Dear Sir,

As I am traveling out of country on December 1, 2021 so I am not able to attend the MPC hearing meeting for Re-zoning application submitted by me for Vennure One LLC Case # 21-183-C.

So I am authorizing MS Elisa Torres to attend the MPC meeting to answer any questions related to case to the MPC board members.

Thanks for your co-operations.

Sincerely



Chhaganlal Chaniyara  
Managing Member  
Venture One LLC





1/19/21 09:17 AM





1/19/21 09:17 AM



A photograph showing a white rectangular sign with red and black text, placed in a yard. The sign is positioned in front of a dense wall of green and yellowing bushes and trees. In the foreground, a concrete sidewalk runs horizontally across the frame. The sign is partially obscured by some dry, tangled branches. The overall scene is brightly lit, suggesting a sunny day.

ZONING  
CHANGE  
CALL  
673-6480  
METROPOLITAN  
PLANNING  
COMMISSION









UDC City of Shreveport  
Revised August 21, 2020

### Land Development

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6480 fax 318-673-6461

## UDC DEVELOPMENT APPLICATION

Members of the MPC's Land Development department are available to outline the development review process, verify submittal requirements and identify UDC requirements specific to all development requests.

DO NOT WRITE IN THIS AREA-OFFICIAL USE ONLY										
Date: _____ Planner: _____ Case No: _____ Application Fee: _____										
<b>Project Name:</b> VENTURE-ONE-ReZoning		<b>Associated Case:</b>								
<b>Project Address/Location:</b> 1										
<b>Current Zoning District:</b> Agriculture	<b>Proposed Zoning District (if applicable):</b> I-1	<b>Parcel Number(s):</b> 171401-049-0070								
<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> <input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning)  <input type="checkbox"/> Special Use Permit  <input type="checkbox"/> Preliminary &amp; Final Plat (7 or more lots)  <input type="checkbox"/> Final Plat (Less than 7 lots)  <input type="checkbox"/> Re-Plat               </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Planned Unit Development (PUD)                    Zoning Map Amendment and Preliminary Site Plan  <input type="checkbox"/> PUD Site Plan (Administrative)  <input type="checkbox"/> Small Planned Unit Development (SPUD)                    Zoning Map Amendment and Site Plan               </td> <td style="width: 33%; vertical-align: top;"> <input type="checkbox"/> Public Right-of-Way Closure and Abandonment  <input type="checkbox"/> Site Plan Approval  <input type="checkbox"/> Site Plan Revision  <input type="checkbox"/> Site Plan Modification  <input type="checkbox"/> Other: _____               </td> </tr> </table>			<input checked="" type="checkbox"/> Zoning Map Amendment (Rezoning) <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Preliminary & Final Plat (7 or more lots) <input type="checkbox"/> Final Plat (Less than 7 lots) <input type="checkbox"/> Re-Plat	<input type="checkbox"/> Planned Unit Development (PUD) Zoning Map Amendment and Preliminary Site Plan <input type="checkbox"/> PUD Site Plan (Administrative) <input type="checkbox"/> Small Planned Unit Development (SPUD) Zoning Map Amendment and Site Plan	<input type="checkbox"/> Public Right-of-Way Closure and Abandonment <input type="checkbox"/> Site Plan Approval <input type="checkbox"/> Site Plan Revision <input type="checkbox"/> Site Plan Modification <input type="checkbox"/> Other: _____					
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<b>DESCRIPTION</b> (existing platted subdivision name, block and lot designation; if un-platted, provide a detailed metes and bounds description) parcel describe in EXHIBIT "A" need to ReZoning to zone I-1 Parcel 171401-049-0070-00 RPID 210657										
<b>LOCATION OF PROPERTY</b> (street address and/or frontage, and distance to cross street)										
<b>USE OF THE PROPERTY</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 25%;"> <input type="checkbox"/> Single-Family Residential               </td> <td style="width: 25%;"> <input type="checkbox"/> Multi-Family Residential               </td> <td style="width: 25%;"> <input type="checkbox"/> Mixed-Use               </td> <td style="width: 25%;"> <input type="checkbox"/> Townhouse Residential               </td> </tr> <tr> <td> <input type="checkbox"/> Duplex Residential               </td> <td> <input checked="" type="checkbox"/> Commercial               </td> <td> <input checked="" type="checkbox"/> Industrial               </td> <td> </td> </tr> </table>			<input type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Mixed-Use	<input type="checkbox"/> Townhouse Residential	<input type="checkbox"/> Duplex Residential	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	
<input type="checkbox"/> Single-Family Residential	<input type="checkbox"/> Multi-Family Residential	<input type="checkbox"/> Mixed-Use	<input type="checkbox"/> Townhouse Residential							
<input type="checkbox"/> Duplex Residential	<input checked="" type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial								
<b>Provide a brief explanation, attach additional sheets, if necessary</b> I-1 Zoning Used for Retail sale of Roofing and Industrial supply.										

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101  
318-673-6480 fax 318-673-6461

**UDC DEVELOPMENT APPLICATION**

<b>EXISTING INFORMATION</b>		<b>BUILDING</b>	
Current Zoning District(s): <u>Agricultural</u> Proposed Zoning District(s): <u>I-1</u>		Proposed Building Use(s):	
If more than one district, provide the acreage of each:		Existing Building(s) sq. ft. gross:	
Special Purpose Overlay District (if applicable):		Proposed Building(s) sq. ft. gross:	
Total Site Acres:		Total sq. ft. gross (existing & proposed):	
Off-Street Parking Required:		Proposed height of building(s):	Number of stories:
Off-Street Parking Provided:		Ceiling height of First Floor:	
<b>LOT INFORMATION</b>		<b>ENVIRONMENTAL</b>	
Lot Area (square footage):		Lot Coverage (Total Area in square feet):	
Lot Coverage Percentage of Total Lot Area:			
<b>ENVIRONMENTAL</b>		<b>HAZARD FLOOD AREA</b>	
Existing Impervious Surface:	acres/square feet	Hazard Flood Area	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Impervious Surface:	acres/square feet	Red River	<input type="checkbox"/> Yes <input type="checkbox"/> No
Cross Lake Watershed	<input type="checkbox"/> Yes <input type="checkbox"/> No	Wetlands	<input type="checkbox"/> Yes <input type="checkbox"/> No





City of Shreveport | Caddo Parish

Metropolitan **Planning** Commission

UDC City of Shreveport

Revised August 21, 2020

**Land Development**

505 Travis Street | Suite 440 | Shreveport, LA | 71101

318-673-6480 | fax 318-673-6461

**UDC DEVELOPMENT APPLICATION****IMPORTANT  
NOTE ABOUT  
PROJECT  
CONTACT**

If property owner designates an agent as the coordinator for the project, this person (the applicant) shall attend all necessary meetings and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required. All contact for this project will be made through the applicant listed below.

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization. If in business name or corporation, list all persons owning 6% or more. Attach separate sheet if necessary.

**APPLICANT CONTACT INFORMATION:**

Name: Chhaganlal Chaniyara Company: Venture One LLC Check if Primary Contact ☐  
 E-mail: ckchaniyara@yahoo.com Phone: 318 347 6416 Fax: -  
 Address: 7340 Capistrano Dr. City: Shreveport State: LA Zip: 71105

**ARCHITECT CONTACT INFORMATION:**

Name: John Bowman Jr. Company: John Bowman & Assoc., Inc Check if Primary Contact ☐  
 E-mail: jb Bowman Jr Assoc @ aol.com Phone: 318-865-9540 Fax: -  
 Address: 3833 Southern Ave. City: Shreveport State: LA Zip: 71106

**ENGINEER CONTACT INFORMATION:**

Name: John A Bowman Jr. Company: John Bowman & Assoc. Inc Check if Primary Contact ☐  
 E-mail: jb Bowman Jr Assoc @ aol.com Phone: 318-865-9540 Fax: -  
 Address: 3833 Southern Ave. City: Shreveport State: LA Zip: 71106

**CURRENT PROPERTY OWNER CONTACT INFORMATION:**

Name: Chhaganlal Chaniyara Company: Venture One LLC Check if Primary Contact ☐  
 E-mail: ckchaniyara@yahoo.com Phone: 318 347 6416 Fax: -  
 Address: 7340 Capistrano Dr City: Shreveport State: LA Zip: 71105  
 Designee Contact Name: Chhaganlal Chaniyara Email Address: same Phone Number: 318 347 6416

**PROPERTY OWNER, CHECK ONE OF THE FOLLOWING:**

☒ I will represent the application myself; OR ☐ I hereby designate \_\_\_\_\_ (name of project representative) to act in the capacity as my agent for submittal, processing, representation, and/or presentation of this request. The designated agent shall be the principal contact person for responding to all requests for information and for resolving all issues of concern relative to this request.

**ACKNOWLEDGEMENT:**

I hereby certify that I am the owner of the property and further certify that the information regarding property ownership provided on this development application is true and correct.

Property Owner Signature

10/18/2021

Date

Applicant Signature

10/18/21

Date